

NOTICE OF OIL, GAS AND MINERAL LEASE

THE STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT       §

Notice is hereby given that Maguire Partners-Solana Land, L.P., a Texas limited partnership (hereinafter referred to as "Lessor"), whose mailing address is 9 Village Circle, Westlake, Texas 76062, and Range Texas Production, L.L.C., a Delaware limited liability company, (hereinafter referred to as "Lessee"), whose mailing address is Two City Place, 100 Throckmorton Street, Suite 1200, Fort Worth, Texas 76102, have entered into an Oil and Gas Lease dated September 29<sup>th</sup>, 2008 ("Lease"), pursuant to which Lessor has granted, leased, and let the tracts of land described in Exhibit "A" which is attached and made a part of, (hereinafter referred to as the "Leased Premises"), to Lessee for the purposes of investigating, exploring, prospecting, drilling and mining for and producing and marketing oil, gas, and all other liquid or gaseous minerals (including sulfur produced as a component of oil and gas), subject to all of the terms and conditions of the Lease, and for the consideration more fully set forth therein, the terms of which are incorporated herein by reference for all purposes.

The Lease covers only oil, gas, and all other liquid or gaseous minerals (including sulfur produced as a component of oil and gas), and Lessor has excepted and reserved all other minerals of every kind and character in the Lease.

The Lease provides for a primary term of one (1) year and one (1) month from and after September 29, 2008, and so long thereafter as the Lease may be maintained in full force and effect under the terms and provisions thereof.

This Notice of Oil, Gas and Mineral Lease ("this Notice") has been executed and filed for record in order to give notice of the existence of the Lease, and in lieu of filing the original of the Lease for record.

In the Lease Lessor has retained a security interest in an amount equal to the percentages of royalty reserved in the Lease in all of: (i) the oil, gas, and all other liquid or gaseous minerals (including sulfur produced as a component of oil and gas) produced and saved from the Leased Premises or lands pooled therewith, under and pursuant to the Lease, and (ii) all proceeds of sale of such oil, gas, and all other liquid or gaseous minerals (including sulfur produced as a component of oil and gas) and all accounts arising therefrom (the "Collateral"), to secure Lessee's payment of royalties and compliance with the other terms and provisions of the Lease. In addition to any other remedies provided in the Lease, Lessor, as a secured party, may, in the event of Lessee's default under the Lease, proceed under the Texas Uniform Commercial Code as to the Collateral, in any manner permitted by said Code. The Collateral includes minerals to be financed at the wellhead of the wells and accounts from the sale thereof, and the Lease,

and this Notice, are deemed to be a financing statement under the Code. The address of Lessor, as Secured Party, and Lessee, as Debtor, are as set forth above.

This instrument may be executed in any number of counterparts, each of which shall be considered an original for all purposes.

IN WITNESS WHEREOF, Lessor and Lessee have executed this instrument this 29<sup>th</sup> day of September, 2008.

**LESSOR:**

Maguire Partners-Solana Land, L.P.,  
a Texas limited partnership

By: Maguire Partners-Solana Land GP LLC,  
a Delaware limited liability company, its general partner

By: 

Tom Allen, Manager

**LESSEE:**

Range Texas Production, L.L.C.

By: 

D. Neal Harrington, Vice President

STATE OF TEXAS           §  
§  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on September 29<sup>th</sup>, 2008, by Tom Allen, manager of Maguire Partners-Solana Land GP LLC, a Texas limited liability company, general partner of Maguire Partners-Solana Land, L.P., a Texas limited partnership, as the act and deed of and on behalf of said limited liability company on behalf said limited partnership.



Susan S. Hughes  
Notary Public for the State of Texas  
Print Name: Susan S. Hughes  
My Commission Expires: 9.23.11

THE STATE OF TEXAS   §  
§  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on September 29<sup>th</sup>, 2008, by D. Neal Harrington, Vice President of Range Texas Production, L.L.C., a Delaware limited liability company, on behalf of said limited liability company.



Susan S. Hughes  
Notary Public for the State of Texas  
Print Name: Susan S. Hughes  
My Commission Expires: 9.23.11

## **EXHIBIT "A"**

### **Legal Description**

The Leased Premises contains 358.471 acres of land, more or less, comprised of the following twelve (12) Tracts:

**TRACT 1 (22.618 acres):**

Being a 22.618 acre tract of land located in the C.M. THROOP SURVEY, ABSTRACT NO. 1510, Tarrant County, Texas and being all of **Lot 2, Block 1, WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1**, an addition to the Town of Westlake, Tarrant County, Texas according to the map thereof recorded in Volume 388-214, Page 78, 79, Plat Records of Tarrant County, Texas, and being more particularly described as follows:

**COMMENCING** at a 5/8 inch iron rod found with "Carter & Burgess" cap at the southeast corner of Lot 1R, Block 2, Westlake/Southlake Park Addition No. 1, an addition to the City of Westlake, Tarrant County, Texas according to the map thereof recorded in Cabinet A, Slide 283, Plat Records, Tarrant County, Texas;

**THENCE** along the southerly and westerly lines of said Lot 1R, Block 2 the following:

North 88 degrees 29 minutes 50 seconds West, a distance of 907.77 feet to a 5/8 inch iron rod found; South 00 degrees 17 minutes 58 seconds West, a distance of 197.59 feet to a 5/8 inch iron rod found;

South 86 degrees 22 minutes 05 seconds West, a distance of 518.25 feet to a 1/2 inch iron rod found on the east line of Sam School Road (County Road 3088);

North 19 degrees 09 minutes 01 seconds West, along said east line of Sam School Road, a distance of 393.02 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap;

**THENCE**, departing the westerly line of said Lot 1R Block 2, South 88 degrees 45 minutes 45 seconds West, a distance of 64.16 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for the southeast corner of Lot 1, Block 3 of the first mentioned Westlake/Southlake Park Addition No. 1;

**THENCE**, along the southerly and westerly lines of Lot 1, Block 3 1 of said Westlake/Southlake Park Addition No. 1, the following:

South 88 degrees 45 minutes 45 seconds West, a distance of 375.57 feet to a 3/8 inch iron rod found in concrete;

South 89 degrees 33 minutes 46 seconds West, a distance of 1466.76 feet to a steel fence corner post found;

North 00 degrees 47 minutes 24 seconds East, a distance of 460.91 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

North 89 degrees 57 minutes 44 seconds West, a distance of 1774.98 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

North, a distance of 1713.68 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner on the northerly right-of-way line of Kirkwood Boulevard (variable width right-of-way) and also being the southwesterly corner of said Lot 2, Block 1, **WESTLAKE/SOUTHLAKE PARK ADDITION NO. 1**, the **POINT OF BEGINNING**;

**THENCE** North, along the westerly line of said Lot 2, Block 1, a distance of 168.55 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found for a corner;

**THENCE** North 52 degrees 00 minutes 00 seconds East, along the northwesterly line of said Lot 2, Block 1, a distance of 1000.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

**THENCE** East, along the north line of said Lot 2, Block 1, a distance of 459.42 feet to a PK nail found in rock for the northwest corner of Lot 1, Block 1 of said Westlake/Southlake Park Addition No. 1;

**THENCE**, along the easterly line of said Lot 2, Block 1 and along the westerly line of Lot 1, Block 1 of said Westlake/Southlake Park Addition No. 1 the following courses:

South 30 degrees 13 minutes 57 seconds West, a distance of 566.22 feet to a PK nail found in asphalt for a corner;

South 59 degrees 46 minutes 03 seconds East, a distance of 234.85 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;

South 30 degrees 13 minutes 57 seconds West, a distance of 873.37 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner and being on the aforementioned northerly right-of-way line of said Kirkwood Boulevard and being the beginning of a non-tangent curve to the right having a central angle of 43 degrees 31 minutes 24 seconds, a radius of 772.00 feet and being subtended by a 572.43 foot chord which bears North 59 degrees 35 minutes 10 seconds West;

**THENCE**, along said curve to the right and along the northerly right-of-way line of said Kirkwood Boulevard, an arc distance of 586.43 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;

**THENCE** North 37 degrees 49 minutes 27 seconds West, along the northerly right-of-way line of said Kirkwood Boulevard, a distance of 233.71 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for the beginning of a curve to the left having a central angle of 05 degrees 27 minutes 51 seconds, a radius of 1428.00 feet and being subtended by a 136.13 foot chord which bears North 40 degrees 33 minutes 21 seconds West;

**THENCE**, along said curve to the left and along the northerly right-of-way line of said Kirkwood Boulevard, an arc distance of 136.18 feet to the **POINT OF BEGINNING** and containing 22.618 acres of land, more or less. End of Tract 1

**TRACT 2 (184.32 acres):**

Being a 184.32 acre tract of land situated in the C.M. Throop Survey, Abstract No. 1510, the W. Medlin Survey, Abstract No. 1958, the William Pea Survey, Abstract No. 1246 and the Joseph Henry Survey, Abstract No. 742, Tarrant County, Texas and in the William Pea Survey, Abstract No. 1045, the W. Medlin Survey, Abstract No. 1588 and the Joseph Henry Survey, Abstract No. 529, Denton County, Texas and being a portion of that tract of land as described in the Special Warranty Deed to **MAGUIRE PARTNERS - SOLANA LIMITED PARTNERSHIP** as recorded in Volume 13290, Page 0009 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod found with "Huitt-Zollars" cap at the southeast corner of Lot 1, Block 3, Westlake/Southlake Park Addition No. 1, an addition to the Town of Westlake, Texas as recorded in Volume 388-214, Page 78 of the Plat Records of Tarrant County, Texas and also being on the westerly right-of-way line of Sam School Road (68 foot right-of-way);

**THENCE**, along the southerly line of said Lot 1, Block 3 the following courses:

South 88 degrees 45 minutes 45 seconds West, a distance of 375.57 feet to a 3/8 inch iron rod found in concrete;

South 89 degrees 33 minutes 46 seconds West, a distance of 1466.76 feet to a steel fence corner post found;

North 00 degrees 47 minutes 24 seconds East, a distance of 460.91 feet to a 5/8 inch iron rod found with "Carter & Burgess" cap;

North 89 degrees 57 minutes 44 seconds West, a distance of 1774.98 feet to a 5/8 inch iron rod found with "Carter & Burgess" cap at the southwest corner of said Lot 1, Block 3, the same being the southeast corner of said Maguire Partners - Solana Limited Partnership tract, the **POINT OF BEGINNING**;

**THENCE** North 89 degrees 57 minutes 44 seconds West, along the southerly line of said Maguire Partners - Solana Limited Partnership tract, a distance of 200.93 feet to a point for a corner from which a 1 inch iron rod found bears North 59 degrees 11 minutes 44 seconds West, 0.35 feet;

**THENCE** North 00 degrees 20 minutes 49 seconds East, along the southerly line of said Maguire Partners - Solana Limited Partnership tract, a distance of 45.01 feet to a 5/8 inch iron rod found with "Carter & Burgess" cap;

**THENCE** North 89 degrees 39 minutes 10 seconds West, along the southerly line of said Maguire Partners - Solana Limited Partnership tract and along the northerly right-of-way line of Roanoak Dove Road (variable width right-of-way), a distance of 1346.51 feet to a 5/8 inch iron rod found with "Carter & Burgess" cap and being the beginning of a curve to the right having a central angle of 89 degrees 45 minutes 10 seconds, a radius of 154.38 feet and being subtended by chord of 217.85 feet which bears North 44 degrees 46 minutes 35 seconds West;

**THENCE**, along said curve to the right and along the northeasterly right-of-way line of said Roanoak Dove Road in a northwesterly direction, an arc distance of 241.83 feet to a 5/8 inch iron rod found with "Carter & Burgess" cap at the end of said curve and also being on the easterly right-of-way line of Precinct Line Road (variable width right-of-way);

**THENCE** along the westerly line of said Maguire Partners - Solana Limited Partnership Tract and along the easterly right-of-way line of Precinct Line Road the following;

North 00 degrees 06 minutes 00 seconds East, a distance of 977.90 feet to a 5/8 inch iron rod found with "Carter & Burgess" cap for a corner;

North 00 degrees 08 minutes 31 seconds West, a distance of 394.37 feet to a 5/8 inch iron rod found with "Carter & Burgess" cap for a corner;

North 00 degrees 10 minutes 13 seconds West, a distance of 289.94 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap at the southerly corner of the FMR Texas Limited Partnership tract as recorded in Volume 14146, Page 381 of the Deed Records of Tarrant County, Texas and also being the beginning of a curve to the right having a central angle of 43 degrees 29 minutes 49 seconds, a radius of 1050.00 feet and being subtended by a 778.12 foot chord which bears North 22 degrees 58 minutes 18 seconds East;

**THENCE**, along the easterly line of said FMR Texas Limited Partnership tract and the westerly line of said Maguire Partners - Solana Limited Partnership Tract the following courses:

Along said curve to the right, an arc distance of 797.12 feet to a 5/8 inch iron rod found with "Huitt-Zollars" cap at the end of said curve;

North 44 degrees 42 minutes 25 seconds East, a distance of 109.52 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap at the beginning of a curve to the left having a central angle of 15 degrees 56 minutes 56 seconds, a radius of 1050.00 feet and being subtended by a 291.34 foot chord which bears North 36 degrees 45 minutes 01 seconds East;

Along said curve to the left, an arc distance of 292.28 feet to a 5/8 inch iron rod found with "Huitt-Zollars" cap at the end of said curve;

North 28 degrees 45 minutes 43 seconds East, a distance of 595.41 feet to a 5/8 inch iron rod found with "Huitt-Zollars" cap at the beginning of a curve to the left having a central angle of 09 degrees 44 minutes 51 seconds, a radius of 1050.00 feet and being subtended by a 178.42 foot chord which bears North 23 degrees 53 minutes 17 seconds East;

Along said curve to the left, an arc distance of 178.63 feet to a 5/8 inch iron rod found with "Huitt-Zollars" cap at the end of said curve;

North 19 degrees 01 minutes 54 seconds East, a distance of 335.03 feet to a 5/8 inch iron rod found with "Huitt-Zollars" cap on the southwesterly right-of-way line of State Highway No. 114 (variable width right-of-way), as described in Donation Deed to the State of Texas as recorded in Volume 10591 Page 857 of the Deed Records of Tarrant County, Texas;

**THENCE**, along the southwesterly right-of-way line of State Highway No. 114 as described in said Donation Deed, the following courses;

South 71 degrees 03 minutes 31 seconds East, a distance of 60.00 feet to an iron rod found in concrete;

North 18 degrees 56 minutes 28 seconds East, a distance of 30.00 feet to a Texas Department of Transportation monument found;

North 60 degrees 06 minutes 26 seconds East, a distance of 62.42 feet to a Texas Department of Transportation monument found;

South 71 degrees 03 minutes 32 seconds East, a distance of 254.55 feet to a point for a corner from which a Texas Department of Transportation monument found bears North 10 degrees 48 minutes 28 seconds West, 0.43 feet;

South 77 degrees 26 minutes 06 seconds East, a distance of 746.74 feet to a Texas Department of Transportation monument found;

South 71 degrees 03 minutes 31 seconds East, a distance of 1443.85 feet to a Texas Department of Transportation monument found;

South 62 degrees 34 minutes 19 seconds East, a distance of 404.34 feet to a Texas Department of Transportation monument found, at the beginning of a curve to the right having a radius of 2709.79 feet, a central angle of 08 degrees 19 minutes 09 seconds, and being subtended by a chord of 393.11 feet which bears South 58 degrees 24 minutes 45 seconds East;

Along said curve to the right in a southeasterly direction, an arc distance of 393.45 feet to a Texas Department of Transportation monument found at the end of said curve;

South 54 degrees 15 minutes 11 seconds East, a distance of 399.24 feet to a Texas Department of Transportation monument found;

South 64 degrees 19 minutes 50 seconds East, a distance of 56.55 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap at the beginning of a curve to the right having a radius of 2754.79 feet, a central angle of 02 degrees 13 minutes 56 seconds, and being subtended by a chord of 107.32 feet which bears South 43 degrees 17 minutes 37 seconds East;

Along said curve to the right, an arc distance of 107.33 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap at the end of said curve and being the northeast corner of Lot 1, Block 1, of the aforementioned Westlake/Southlake Park Addition No. 1;

**THENCE** West, departing the southwesterly right-of-way line of said State Highway No. 114 and along the northerly line of said Lot 1 and Lot 2, Block 1, Westlake/Southlake Park Addition No. 1, a distance of 2132.54 feet to a 5/8 inch iron rod found with "Carter & Burgess" cap at the northwesterly corner of said Lot 2, Block 1, Westlake/Southlake Park Addition No. 1;

**THENCE** South 52 degrees 00 minutes 00 seconds West, along the westerly line of said Lot 2, Block 1, a distance of 1000.00 feet to a 5/8 inch iron rod found with "Carter & Burgess" cap for a corner;

**THENCE** South, along the westerly line of said Lot 2, Block 1, and along the westerly line of the aforementioned Lot 1, Block 3, a distance of 1882.23 feet to the **POINT OF BEGINNING** and Containing 184.32 acres of land, more or less. End of Tract 2

**TRACT 3 (72.64 acres):**

Being a 72.64 acre tract of land situated in the J.B. Martin Survey, Abstract No. 1134, and the T.W. Mann Survey, Abstract No. 1107, Tarrant County, Texas, said tract of land being all of those certain tracts of land as described in instruments to International Business Machines Corporation, hereinafter referred to as IBM, as recorded in Volume 9212, Page 646, Volume 9487, Page 1748, Volume 9489, Page 1046, Volume 9706, Page 1203, Volume 8783, Page 40, Volume 8783, Page 1483, Volume 8775, Page 1863, Volume 8800, Page 1341, Volume 8794, Page 744, Volume 8799, Page 1462, Volume 8841, Page 1197, Volume 10131, Page 95, Volume 10131, Page 100, and being a portion of those certain tracts as described in instruments to International Business Machines Corporation as recorded in Volume 7422, Page 2157, Volume 8792, Page 1298, Volume 8094, Page 1911, Volume 7402, Page 1150, Volume 8153, Page 481 of the Deed Records, Tarrant County, Texas, and being all of Lots 3,4,5, and 6 and part of Lot 7 of the R.P. Estes Subdivision as recorded in Volume 1957, Page 324 of the Deed Records of Tarrant County, Texas, being more particularly described by metes and bounds as follows:

**COMMENCING** at a point from which a standard Texas Highway Department concrete Monument found bears South 27 degrees 40 minutes 30 seconds East a distance of 0.32 feet and being on the southwesterly right-of-way line of State Highway No. 114, said monument being the northwest corner of that certain tract as described in instrument to the State of Texas as recorded in Volume 14056, Page 473, of said deed records, and being on the north line of said IBM tract as recorded in Volume 7422, Page 2157 of the Deed Records of Tarrant County, Texas, and being on the south line of Lot 1R, Block 2, of Westlake/Southlake Addition No. 1, as recorded in Cabinet A, Slide 283 of the Plat Records of Tarrant County, Texas;

**THENCE**, along said southwesterly right-of-way line of State Highway No. 114 the following courses and distances:

South 36 degrees 31 minutes 54 seconds East, a distance of 503.20 feet to a standard Texas Highway Department concrete monument found;

South 16 degrees 09 minutes 40 seconds East, a distance of 37.34 feet to a standard Texas Highway Department concrete monument found;

South 36 degrees 32 minutes 15 seconds East, a distance of 369.30 feet to a standard Texas Highway Department concrete monument found, said monument also being at the beginning of a non-tangent curve to the right having a radius of 3,568.68 feet;

Along said curve to the right through a central angle of 03 degrees 31 minutes 10 seconds, an arc distance of 219.21 feet, and being subtended by a chord which bears South 27 degrees 10 minutes 32 seconds East,



a distance of 219.17 feet to the end of said curve and a standard Texas Highway Department concrete monument found;

South 19 degrees 01 minutes 57 seconds East, a distance of 376.33 feet to a standard Texas Highway Department concrete monument found;

South 14 degrees 56 minutes 37 seconds East, a distance of 488.35 feet to a standard Texas Highway Department concrete monument found;

South 12 degrees 31 minutes 39 seconds East, a distance of 244.91 feet to a point for corner;

South 37 degrees 34 minutes 34 seconds West, a distance of 75.32 feet to a standard Texas Highway Department concrete monument found, and being on the north right-way line of Dove Road, (variable width right-of-way);

**THENCE**, North 89 degrees 24 minutes 34 seconds West along said North line of Dove Road, a distance of 177.55 feet to a point for corner and being the most southerly northwest corner of said State of Texas tract;

**THENCE**, South 02 degrees 41 minutes 56 seconds East along a west line of the State of Texas tract a distance of 36.04 feet to a point for corner at the southwest corner of said State of Texas tract;

**THENCE**, South 02 degrees 38 minutes 01 seconds East, a distance of 25.03 feet to a Mag nail found in asphalt at the Southeast corner of said IBM tract,(Volume 10131, Page 100);

**THENCE**, North 89 degrees 30 minutes 18 seconds West at 381.57 feet passing the southeast corner of said IBM tract as recorded in Volume 10131, Page 95, continuing along the south line of the IBM tract a total distance of 780.87 feet to a Mag nail found in asphalt at the southwest corner of same, said corner also being the southwest corner of the J. B. Martin Survey and the southeast corner of the T. W. Mann Survey;

**THENCE**, North 00 degrees 25 minutes 13 seconds West, along the common line between the J.B. Martin Survey and the T.W. Mann Survey, a distance of 682.15 feet to a 3/4 inch iron rod found for the southeast corner of a tract of land conveyed to IBM as recorded in Volume 8841, Page 1197, the same being the northeast corner of Lot 2 and southeast corner of Lot 3, of said R.P. Estes Subdivision;

**THENCE**, North 88 degrees 25 minutes 30 seconds West, along the common line between Lots 2 and 3, a distance of 1,310.98 feet to a 3/4 inch iron rod found at the southwest corner of Lot 3 and being in the east line of Sam School Road, a variable width right-of-way;

**THENCE**, along the east line of said Sam School Road and the west line of said R.P. Estes Subdivision the following courses and distances;

North 00 degrees 36 minutes 55 seconds East, a distance of 329.00 feet to a one inch iron rod found at the northwest corner of said Lot 3, the same being the southwest corner of Lot 4 of the R.P. Estes Subdivision;

North 00 degrees 36 minutes 51 seconds East, a distance of 333.42 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

North 00 degrees 08 minutes 13 seconds East, a distance of 436.27 feet to a 1/2 inch iron rod found;

North 17 degrees 41 minutes 47 seconds West, a distance of 71.75 feet to a 1/2 inch iron rod found;

North 00 degrees 32 minutes 09 seconds East, a distance of 18.23 feet to a 1/2 inch iron rod found at the southwest corner of said Lot 1R, Block 2, of said Westlake/Southlake Addition No. 1;

**THENCE**, North 86 degrees 22 minutes 05 seconds East along the south line of said Lot 1R a distance of 518.25 feet to a 5/8 inch iron rod found;

**THENCE**, North 00 degrees 17 minutes 58 seconds East, along an east line of said Lot 1R a distance of 197.59 feet to a 5/8 inch iron rod found;

**THENCE**, South 88 degrees 29 minutes 50 seconds East along a south line of said Lot 1R a distance 880.82 feet to the POINT OF BEGINNING and CONTAINING 72.64 acres of land, more or less. End of Tract 3

**TRACT 4 (4.015 acres):**

Being a 4.015 acre tract of land situated in the T.W. Mann Survey, Abstract No. 1107, Tarrant County, Texas, and being a portion of Lot 2 of the R. P. Estes Subdivision as recorded in Volume 1957, Page 324 of the Deed Records of Tarrant County, Texas, and being the same tracts of land as described in instrument to International Business Machine Corporation as recorded in Volume 9540, Page 890 and Volume 9815, Page 2365 in the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

**COMMENCING** at a 5/8 inch iron rod found with "Huitt-Zollars" cap at the intersection of the east right-of-way line of Sam School Road (County Road No. 3088), a variable width right-of-way, with the north right-of-way line of Dove Road (County Road No. 3080), a variable width right-of-way;

**THENCE** North 00 degrees 26 minutes 00 seconds East along the said east right-of-way line a distance of 527.80 feet to a 5/8 inch iron rod with "Carter & Burgess" cap found;

**THENCE** South 88 degrees 25 minutes 30 seconds East a distance of 330.00 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap;

**THENCE** South 00 degrees 25 minutes 49 seconds West a distance of 532.42 feet to a 1/2 inch iron rod found on the north right-of-way line of Dove Road;

**THENCE** North 87 degrees 37 minutes 22 seconds West along the north right-of-way line of Dove Road a distance of 330.15 feet to place of BEGINNING and CONTAINING 4.015 acres of land, more or less. End of Tract 4

**TRACT 5 (4.973 acres):**

Being a 4.973 acre tract of land situated in the T.W. Mann Survey, Abstract No. 1107, Tarrant County, Texas, and being that same tract of land as described in instrument to International Business Machine Corporation, recorded in Volume 8017, Page 1037 of the Deed Records, Tarrant County, Texas, and being more particularly described as follows:

**COMMENCING** at a 5/8 inch iron rod found with "Huitt-Zollars" cap at the Northwest corner of a 4.0 acre tract as recorded on Volume 5151, Page 273 in the Deed Records of Tarrant County, Texas, and being by deed North a distance of 14.0 feet and North 00 degrees 28 minute 50 seconds East a distance of 773.20 feet from the Southwest corner of said T.W. Mann Survey;

**THENCE**, North 00 degrees 28 minutes 50 seconds East a distance of 952.35 feet to a 5/8 inch iron rod found;

**THENCE**, North 79 degrees 55 minutes 40 seconds East a distance of 213.69 feet to a 1/2 inch iron rod found in the West line of Sam School Road, a variable width right-of-way;

**THENCE**, South 08 degrees 59 minutes 00 seconds East along the West line of said Sam School Road a distance of 75.35 feet to a 1/2 inch iron rod found;

**THENCE**, South 00 degrees 23 minutes 30 seconds West along the West line of said Sam School Road a distance of 917.10 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap at the Northeast corner of said 4.0 acre tract;

**THENCE**, North 89 degrees 32 minutes 08 seconds West along the North line of said 4.0 acre tract a distance of 223.89 feet to **POINT OF BEGINNING** and **CONTAINING 4.973 acres of land, more or less.**  
End of Tract 5

**TRACT 6 (25.12 acres):**

Being a 25.12 acre tract of land situated in the J. B. Martin Survey, Abstract No. 1134, Tarrant County, Texas, and being a portion of that tract of land as described in Special Warranty Deed to Maguire Partners-Solana Limited Partnership as recorded under County Clerk's File Number D200273882 in Volume 14641, Page 232 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

**COMMENCING** at a 5/8 inch iron rod found with "Huitt-Zollars" cap at the intersection of the northerly right-of-way line of Dove Road (a variable width right-of-way) with the westerly right-of-way line of Kirkwood Boulevard (a variable width right-of-way), as established by the plat of Kirkwood Hollow Phase I, an addition to the City of Southlake as recorded in Cabinet A, Slide 4537 of the Plat Records of Tarrant County, Texas;

**THENCE**, North 89 degrees 39 minutes 47 seconds West, along the northerly right-of-way line of said Dove Road, a distance of 280.16 feet to a 5/8 inch iron rod found with "Huitt-Zollars" cap for a corner at the southeasterly corner of a tract of land as described in Donation Deed (Controlled Access Highway Facility) to the City of Southlake as recorded in Volume 14028, Page 263 of the Deed Records of Tarrant County, Texas;

**THENCE**, along the easterly right-of-way line of State Highway 114 (City of Southlake tract) the following courses:

North 00 degrees 35 minutes 38 seconds East, a distance of 29.31 feet to a 5/8 inch iron rod found with "Huitt-Zollars" cap for a corner;

North 89 degrees 24 minutes 23 seconds West, a distance of 250.00 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap for a corner;

North 78 degrees 05 minutes 47 seconds West, a distance of 254.95 feet to a 5/8 inch iron rod found with "Huitt-Zollars" cap for a corner;

North 89 degrees 24 minutes 25 seconds West, a distance of 153.00 feet to a 5/8 inch iron rod found with "Huitt-Zollars" cap for a corner;

North 23 degrees 48 minutes 03 seconds West, a distance of 807.00 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap for the **POINT OF BEGINNING**;

North 23 degrees 48 minutes 03 seconds West, a distance of 105.93 feet to a 3/4 inch iron rod found for a corner;

North 31 degrees 57 minutes 33 seconds West, a distance of 741.43 feet to a Texas Department of Transportation concrete monument found;

North 36 degrees 32 minutes 05 seconds West, a distance of 208.42 feet to the centerline of South Fork Kirkwood Branch;

**THENCE**, departing the easterly right-of-way line of State Highway 114, and generally along the centerline of said Kirkwood Branch the following courses and distances:

North 55 degrees 38 minutes 19 seconds East a distance of 11.38 feet to a point for corner;

South 67 degrees 16 minutes 38 seconds East a distance of 56.75 feet to a point for corner;

North 76 degrees 52 minutes 54 seconds East a distance of 38.97 feet to a point for corner;

South 85 degrees 07 minutes 51 seconds East a distance of 53.55 feet to a point for corner;

North 58 degrees 29 minutes 32 seconds East a distance of 51.51 feet to a point for corner;

North 62 degrees 06 minutes 48 seconds East a distance of 87.11 feet to a point for corner;

North 53 degrees 13 minutes 24 seconds East a distance of 99.78 feet to a point for corner;

North 30 degrees 23 minutes 01 second East a distance of 72.88 feet to a point for corner;

North 20 degrees 45 minutes 22 seconds East a distance of 40.45 feet to a point for corner;

North 76 degrees 54 minutes 57 seconds West a distance of 36.92 feet to a point for corner;

North 45 degrees 09 minutes 44 seconds West a distance of 17.42 feet to a point for corner;

North 66 degrees 26 minutes 53 seconds East a distance of 31.90 feet to a point for corner;

North 53 degrees 10 minutes 04 seconds East a distance of 44.67 feet to a point for corner;

North 32 degrees 44 minutes 12 seconds East a distance of 23.43 feet to a point for corner;

North 51 degrees 22 minutes 17 seconds East a distance of 41.55 feet to a point for corner;

North 09 degrees 24 minutes 11 seconds East a distance of 8.82 feet to a point for corner;

North 37 degrees 59 minutes 12 seconds East a distance of 30.91 feet to a point for corner;

North 70 degrees 01 minute 26 seconds East a distance of 18.54 feet to a point for corner;

South 57 degrees 28 minutes 08 seconds East a distance of 26.66 feet to a point for corner;

South 47 degrees 33 minutes 51 seconds East a distance of 25.63 feet to a point for corner;

South 03 degrees 15 minutes 56 seconds East a distance of 20.42 feet to a point for corner;

South 62 degrees 48 minutes 05 seconds West a distance of 25.48 feet to a point for corner;

South 43 degrees 26 minutes 30 seconds West a distance of 16.71 feet to a point for corner;

South 76 degrees 53 minutes 30 seconds East a distance of 38.04 feet to a point for corner;

South 80 degrees 25 minutes 36 seconds East a distance of 16.87 feet to a point for corner;

South 39 degrees 23 minutes 55 seconds East a distance of 28.52 feet to a point for corner;  
North 76 degrees 18 minutes 39 seconds East a distance of 54.62 feet to a point for corner;  
South 65 degrees 23 minutes 25 seconds East a distance of 50.64 feet to a point for corner;  
North 59 degrees 39 minutes 56 seconds East a distance of 33.26 feet to a point for corner;  
North 19 degrees 28 minutes 57 seconds East a distance of 14.92 feet to a point for corner;  
North 00 degrees 53 minutes 14 seconds West a distance of 31.56 feet to a point for corner;  
North 07 degrees 01 minute 26 seconds West a distance of 29.93 feet to a point for corner;  
North 25 degrees 06 minutes 35 seconds East a distance of 37.90 feet to a point for corner;  
North 53 degrees 15 minutes 40 seconds East a distance of 22.56 feet to a point for corner;  
North 84 degrees 36 minutes 18 seconds East a distance of 26.95 feet to a point for corner;  
North 69 degrees 47 minutes 31 seconds East a distance of 22.44 feet to a point for corner;  
North 02 degrees 00 minutes 59 seconds East a distance of 29.72 feet to a point for corner;  
North 26 degrees 58 minutes 38 seconds East a distance of 25.77 feet to a point for corner;  
North 40 degrees 25 minutes 34 seconds East a distance of 38.10 feet to a point for corner;  
North 17 degrees 28 minutes 39 seconds East a distance of 13.61 feet to a point for corner;

**THENCE**, departing the centerline of said creek, North 56 degrees 24 minutes 01 second East a distance of 100.41 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap on the said platted westerly right-of-way line of Kirkwood Boulevard, and being at the beginning of a non-tangent curve to the right;

**THENCE**, along said westerly right-of-way line of Kirkwood Boulevard as follows:

Along said curve to the right through a central angle of 08 degrees 18 minutes 07 seconds, a radius of 1,424.00 feet, an arc distance of 206.33 feet, a long chord that bears South 29 degrees 26 minutes 55 seconds East, a distance of 206.15 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap;

South 25 degrees 17 minutes 52 seconds East, a distance of 200.00 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap at the beginning of a curve to the left;

Along said curve to the left through a central angle of 08 degrees 16 minutes 06 seconds, a radius of 2,101.00 feet, an arc distance of 303.20 feet, a long chord that bears South 29 degrees 25 minutes 55 seconds East, a distance of 302.93 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap;

South 33 degrees 33 minutes 58 seconds East, a distance of 470.25 feet to a 5/8 inch iron rod set with "Huitt-Zollars" cap;

**THENCE**, departing the westerly right-of-way line of Kirkwood Boulevard, South 66 degrees 10 minutes 55 seconds West, a distance of 1,046.34 feet to the **POINT OF BEGINNING** and **CONTAINING** 25.12 acres of land, more or less. End of Tract 6

**TRACT 7 (8.286 acres):**

Being a 8.286 acre tract of land out of the John Henry Survey, Abstract No. 528, Denton County, Texas, and being a portion of a tract of land described in a deed to Johnson-Leggins, Inc. per deed recorded in Volume 676, Page 153, Deed Records, Denton County, Texas; said tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch Huitt-Zollars capped steel rod, being the Southeast corner of The Greens of Trophy Club recorded in Cabinet D, Page 4, D.R.D.C.T., and being on the North R.O.W. line of State Highway No. 114 ( a variable width R.O.W.); from said Beginning Point a TxDOT monument with Aluminum Disk (control monument) bears North 71 degrees 04 minutes 48 seconds West 1971.53 feet;

**THENCE** North 18 degrees 45 minutes 00 seconds East, along the East line of said The Greens of Trophy Club a distance of 403.73 feet to a 5/8 inch Huitt-Zollars capped steel rod being the Northeast corner of said The Greens of Trophy Club on the South line of Trophy Club Section Nine to the Town of Trophy Club per plat recorded in Volume 16, Page 17, Deed Records, Denton County, Texas;

**THENCE** South 70 degrees 56 minutes 00 seconds East along said South line of Trophy Club Section Nine a distance of 455.84 feet to a point for corner from which a 5/8 inch steel rod bears South 72 degrees 44 minutes East, a distance of 0.30 feet;

**THENCE** South 75 degrees 13 minutes 24 seconds East along said South line of Trophy Club Section Nine and the South line of the remainder of a 307.91 Acre tract of land described in a deed recorded in Volume 676, Page 153, D.R.D.C.T., a distance of 416.50 feet to a 5/8 inch steel rod (control monument);

**THENCE** South 40 degrees 17 minutes 50 seconds East along said remainder of 307.91 Acre tract a distance of 59.68 feet to a 5/8 inch Carter & Burgess capped steel rod being the beginning of a curve to the left, whose center bears South 40 degrees 18 minutes 47 seconds East a distance of 586.27 feet, and whose chord bears South 26 degrees 41 minutes 08 seconds West, a distance of 458.18 feet;

**THENCE** Southwesterly along said curve to the left, through a central angle of 46 degrees 00 minutes 11 seconds, an arc length of 470.72 feet to a 5/8 inch Huitt-Zollars capped steel rod on the said North R.O.W. line of State Highway 114 being the beginning of a curve to the left, whose center bears South 32 degrees 07 minutes 49 seconds West, a distance of 1959.86 feet, and whose chord bears North 64 degrees 28 minutes 30 seconds West, a distance of 450.87 feet;

**THENCE** Northwesterly along said curve to the left and said North R.O.W. line, through a central angle of 13 degrees 12 minutes 37 seconds, an arc length of 451.87 feet to a TxDOT aluminum monument in concrete;

**THENCE** North 71 degrees 04 minutes 48 seconds West along said North R.O.W. line, a distance of 411.54 feet to the POINT OF BEGINNING and embracing 360,916 Square Feet or 8.286 Acres of Land.  
End of Tract 7

**TRACT 8 (23.167 acres):**

Being a 23.167 acre tract of land, more or less, of which 16.06 acres are situated in the William Pea Survey, Abstract 1043, Denton County, Texas, 6.64 acres are situated in the J. Henry Survey, Abstract 529, Denton County, Texas, 0.19 of an acre is situated in the W. Medlin Survey, Abstract 1588, Denton County, Texas, 0.27 of an acre is situated in the W. Medlin Survey, Abstract 1958, Tarrant County, Texas, and 0.011 of an acre is situated in the C.M Throop Survey, Abstract 1510, Tarrant County, Texas; said 23.167 acres of land being out of that certain 232.921 acre tract of land conveyed to MTP-IBM Phase II and III Joint Venture by deed as recorded in Volume 2190, Page 636, Real Property Records of Denton County, Texas, and by an identical deed as recorded in Volume 8995, Page 1268, Deed Records of Tarrant County,

Texas; said 23.167 acres of land being hereinafter designated at Parts 1 and 2 individually described by metes and bounds as follows. End of Tract 8

TRACT 8, PART 1 - 22.884 acres, Denton County

**COMMENCING** at 5/8 inch iron rod found with yellow cap stamped "Carter & Burgess" being an angle point in the westerly property line of said 232.921 acre tract of land and being in the easterly right of way line of Precinct Line Road;

**THENCE** along the westerly property line of said 232.921 art tract of land as follows:

North 00 deg. 17 min. 11 sec. West also along said easterly right of way line for a distance of 993.63 feet to a 5/8 inch iron rod found with yellow cap stamped "Carter & Burgess" being the southwestern property corner of that tract of land conveyed to Rhonda C. Decker-Chandler by deed as recorded in Volume 1139, Page 580, Deed Records of Denton County, Texas;

North 89 deg. 46 min. 50 sec. East for a distance of 258.05 feet to a 5/8 inch iron rod found with yellow cap found stamped "Carter & Burgess" being the southeastern property corner of said Decker-Chandler tract;

North 00 deg. 30 min. 24 sec. West for a distance of 186.27 feet to the **POINT OF BEGINNING** in the new southerly right of way line of State Highway 114;

**THENCE** North 00 deg. 30 min. 24 sec. West continuing along said westerly property line for a distance of 318.96 feet to a 5/8 inch iron rod found with yellow cap stamped "Carter & Burgess" being in the existing southerly right of way line of State Highway 114 and the most northerly northwestern property corner of said 232.921 acre tract of land;

**THENCE** along the existing southerly right of way line of State Highway 114 as follows;

South 71 deg. 03 min. 52 sec. East for a distance of 2997.68 feet;

South 18 deg. 48 min. 09 sec. West for a distance of 26.95 feet to the beginning of a non-tangent curve to the right;

In a southeasterly direction along said non-tangent curve to the right having a radius of 2790.79 feet, a central angle of 20 deg. 29 min. 08 sec., an arc distance of 997.82 feet, a beginning tangent bearing of South 71 deg. 11 min. 51 sec. East and a chord which bears, South 60 deg. 57 min. 17 sec. East, a distance of 992.51 feet;

South 18 deg. 51 min. 57 sec. East for a distance of 129.64 feet to the beginning of a non-tangent curve to the right;

In a southeasterly direction along said non-tangent curve to the right having a radius of 2754.79 feet, a central angle of 03 deg. 09 min. 06 sec., an arc distance of 151.53 feet, a beginning tangent bearing of South 55 deg. 17 min. 05 sec. East, and a chord which bears, South 53 deg. 42 min. 32 sec. East, a distance of 151.51 feet to a point in the approximate Denton/Tarrant County Line;

North 89 deg. 54 min. 28 sec. West departing said existing southerly right of way line for a distance of 83.98 feet to a point in the new southerly right of way line of State Highway 114;

**THENCE** along the new southerly right of way line of State Highway 114 as follows:

North 54 deg. 15 min. 43 sec. West for a distance of 15.80 feet to the point of curvature of a curve to the left;

In a northwesterly direction along said curve to the left having a radius of 2709.79 feet, a central angle of 08 deg. 19 min. 09 sec., an arc distance of 393.45 feet and a chord which bears, North 58 deg. 25 min. 17 sec. West, a distance of 393.10 feet to the point of tangency of said curve to the left;

North 62 deg. 34 min. 51 sec. West for a distance of 404.34 feet;

North 71 deg. 04 sec. 03 min. West for a distance of 1443.85 feet;

North 77 deg. 26 min. 38 sec. West for a distance of 746.74 feet;

North 71 deg. 04 min. 04 sec. West for a distance of 254.55 feet;

South 60 deg. 05 min. 54 sec. West for a distance of 62.42 feet;

South 18 deg. 55 min. 56 sec. West for a distance of 30.00 feet;

North 71 deg. 04 min. 03 sec. West for a distance of 120.00 feet;

North 18 deg. 55 min. 57 sec. East for a distance of 30.00 feet;

North 29 deg. 05 min. 49 sec. West for a distance of 52.33 feet;

North 80 deg. 54 min. 13 sec. West for a distance of 234.54 feet;

North 71 deg. 04 min. 03 sec. West for a distance of 100.00 feet;

North 49 deg. 15 min. 58 sec. West for a distance of 107.70 feet;

North 63 deg. 05 min. 01 sec. West for a distance of 144.47 feet to the **POINT OF BEGINNING**, and containing an area of 22.884 acres of land, more or less.

TRACT 8, PART 2 - 0.283 of an acre Tarrant County

**COMMENCING** at a 5/8 inch iron rod found with yellow cap stamped "Carter & Burgess" being an angle point in the southerly property line of said 232.921 acre tract of land;

**THENCE** North 89 deg. 59 min. 37 sec. East along said southerly property line for a distance of 2132.66 feet to a point in the existing southerly right of way line of State Highway 114 being the most easterly property corner of said 232.921 acre tract of land;

**THENCE** along the existing southerly right of way line of State Highway 114 as follows:

In a northwesterly direction following a curve to the left having a radius of 2754.79 feet, a central angle of 02 deg. 13 min. 52 sec., an arc distance of 107.27 feet, a beginning tangent bearing of North 42 deg. 08 min. 23 sec. West, and a chord which bears, North 43 deg. 15 min. 19 sec. West, a distance of 107.26 feet;

North 64 deg. 20 min. 22 sec. West for a distance of 56.55 feet to the **POINT OF BEGINNING** being in the new southerly right of way line of State Highway 114;



**THENCE** North 54 deg. 15 min. 43 sec. West along said new southerly right of way line for a distance of 383.44 feet to a point in the approximate Denton/Tarrant County Line;

**THENCE** South 89 deg. 54 min. 28 sec. East departing said new southerly right of way line for a distance of 83.98 feet to a point in the existing southerly right of way line of State Highway 114 being in the arc of a curve to the right;

**THENCE** along the existing southerly right of way line of State Highway 114 as follows:

In a southeasterly direction along said curve to the right having a radius of 2754.79 feet, a central angle of 04 deg. 26 min. 41 sec., an arc distance of 213.71 feet, a beginning tangent bearing of South 52 deg. 07 min. 59 sec. East, and a chord which bears, South 49 deg. 54 min. 38 sec. East, a distance of 213.65 feet;

South 36 deg. 29 min. 48 sec. East for a distance of 107.27 feet to the **POINT OF BEGINNING**, and containing an area of 0.283 of an acre of land, more or less. End of Tract 8

**TRACT 9 (2.497 acres):**

Being a 2.497 acre tract of land situated in the J. Henry Survey, Abstract No. 628, Denton County, Texas and Abstract No. 724, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to International Business Machines Corporation, hereinafter called IBM as recorded in Volume 7376, Page 1737, County Records, Tarrant County, Texas, also Volume 1174, Page 590, County Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped "Carter & Burgess" set in the existing southwesterly right-of-way line of State Highway No. 114, said point being S 71° 03' 21" E, 2997.43 feet from the northeast corner of that certain tract of land conveyed to R. Chandler as recorded in Volume 1139, Page 580, Deed Records, Denton County, Texas, the same being S 71° 03' 21" E, 217.10 feet from the most northwesterly corner of the said IBM tract;

**THENCE** along the existing southwesterly right-of-way line of State Highway No. 114 the following courses and distances;

S 71° 03' 21" E, 481.14 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found at the beginning of a tangent curve to the right whose radius is 1859.86 feet;

Along said curve an arc distance of 888.33 feet through a central angle of 27° 21' 59" and whose long chord is S 57° 22' 21" E, 879.91 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found;

**THENCE** leaving said existing right-of-way line N 88° 27' 43" W, 281.14 feet to a point in the proposed southwesterly right-of-way line of State Highway No. 114;

**THENCE** along said proposed southwesterly right-of-way line N 18° 52' 07" W, 115.18 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" set at the beginning of a non-tangent curve to the left whose radius is 2790.79 feet, also being 31.11 feet right of proposed centerline station 38+94.51 of State Highway No. 114;

**THENCE** along said curve and said proposed westerly right-of-way line an arc distance of 997.81 feet, through a central angle of 20° 29' 07", whose long chord is N 60° 57' 27" W, 992.51 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" set and being 66.97 feet left of proposed centerline station 29+04.53 of State Highway No. 114;

**THENCE** leaving said proposed southwesterly right-of-way line N 18° 47' 59" E, 27.23 feet to the **POINT OF BEGINNING** and containing 2.497 acres of land, more or less. End of Tract 9

**TRACT 10 (0.875 acres):**

Being a 0.875 acre tract of land situated in the J. Henry Survey, Abstract No. 724, and the W. Medlin Survey, Abstract No. 1958, Tarrant County, Texas, and the J. Henry Survey, Abstract No. 528, Denton County, Texas and being a portion of those certain tracts of land conveyed to International Business Machines Corporation hereinafter called IBM, as recorded in Volume 7376, Page 1737, and Volume 7376, Page 2087, County Records, Tarrant County, Texas and Volume 1174, Page 590, County Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at the most northerly northwest corner of a tract of land conveyed to I.B.M. in Volume 7376, Page 1737, County Records, Tarrant County, Texas, also in the existing southwesterly right-of-way line of State Highway No. 114;

**THENCE** along a common line between said existing right-of-way line and said I.B.M. tract S 71° 03' 21" E, 678.24 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" at the beginning of a curve to the right whose radius is 1859.86 feet;

**THENCE** along said common line an arc distance of 888.33 feet through a central angle of 27° 22' 59" E, and whose long chord is S 57° 22' 21" E, 879.91 feet, to a 5/8 inch iron rod with cap stamped "Carter & Burgess", the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** along said common line S 25° 37' 35" W, 108.86 feet, to a 5/8 inch iron rod with cap stamped "Carter & Burgess", at the beginning of a non-tangent curve to the right whose radius is 1799.86 feet;

**THENCE** along said common line an arc distance of 196.55 feet, through a central angle of 06° 15' 25", and whose long chord is S 39° 40' 08" E, 196.46 feet, to a Texas Highway Department concrete right-of-way monument;

**THENCE** along said common line S 36° 32' 25" E, passing at 31.31 feet the northeast corner of said I.B.M. tract recorded in Volume 7376, Page 1737, the same being the most northerly northeast corner of that certain tract of land conveyed to I.B.M. in Volume 7376, Page 2087, in all 215.14 feet to a 5/8 inch iron rod, being the northeast of a tract of land conveyed to Maguire/Thomas- Partners- Westlake/ Southlake Partnership as recorded in Volume 8551, Page 1743, County Records, Tarrant County, Texas;

**THENCE** leaving said common line West 8.91 feet to a point in the proposed southwesterly right-of-way line of State Highway No. 114, also being the beginning of a non-tangent curve to the left whose radius is 2754.79 feet;

**THENCE** along said proposed southwesterly right-of-way line in a northwesterly direction the following courses and distances:

Along said curve an arc distance of 107.27 feet, through a central angle of 02° 13' 52", and whose long chord is N 43° 15' 29" W, 107.26 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess";

N 64° 20' 32" W, 56.55 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess";

N 36° 29' 58" W, 107.27 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" at the beginning of a non-tangent curve to the left whose radius is 2754.79 feet;

Along said curve an arc distance of 365.24 feet, through a central angle of 07° 35' 47", and whose long chord is N 51° 29' 21" W, 364.97 feet, to a 5/8 inch iron rod with cap stamped "Carter & Burgess", also being 110.0 feet right of centerline station 49+00.00 of State Highway No. 114;

N 18° 52' 07" W, 14.45 feet to a point;

**THENCE** leaving said proposed right-of-way line S 88° 27' 43" E, 281.14 feet to the **POINT OF BEGINNING** containing 0.875 acres of land, more or less. End of Tract 10

**TRACT 11 (5.508 acres):**

Being a 5.508 acre tract of land, more or less, of which 0.229 of an acre is situated in the U.P. Martin Survey, Abstract 1015, Tarrant County, Texas and 5.279 acres are situated in the J.B. Martin Survey, Abstract 1134, Tarrant County, Texas and being out of that certain 316.294 acre tract of land, known as Tract One "A" conveyed to MTP-IBM Phase II and III Joint Venture by deed as recorded in Volume 2190, Page 636, Real Property Records of Denton County, Texas, and by an identical deed as recorded in Volume 8995, Page 1268, Deed Records of Tarrant County, Texas; said 5.508 acres of land being hereinafter designated as Parts 1 and 2 individually described by metes and bounds as follows:

**TRACT 11, Part 1 -** 0.229 of an acre U.P. Martin Survey, A -1015

**COMMENCING** at a 5/8 inch iron rod with cap stamped "Carter & Burgess" found in the northerly right of way line of existing Dove Road also being an angle point in the southerly property line of said 316.294 acre tract of land;

**THENCE** North 89 deg. 40 min. 14 sec. West along the northerly right of way line of Dove Road for a distance of 1121.33 feet to a point in the northeasterly cut-back corner of existing Dove Road and existing State Highway 114;

**THENCE** North 54 deg. 38 min. 44 sec. West along said cut back for a distance of 122.62 feet to a point in the existing easterly right of way line, of State Highway 114;

**THENCE** along the existing easterly right of way line of State Highway 114 as follows;

North 19 deg. 25 min. 39 sec. West for a distance of 860.32 feet;

In a northwesterly direction along a curve to the left having a radius of 2401.83 feet, a central angle of 17 deg. 05 min. 56 sec., an arc distance of 716.79 feet and a chord which bears, North 28 deg. 00 min. 40 sec. West for a distance of 714.13 feet;

North 36 deg. 32 min. 15 sec. West for a distance of 1384.00 feet to a point in the most southerly property corner of that certain tract of land conveyed to Ben D. Parks and T.C. Massey as recorded in Volume 5523, Page 786, Deed Records of Tarrant County, Texas;

**THENCE** North 00 deg. 13 min. 06 min. West departing the existing easterly right of way line of State Highway 114 for a distance of 50.97 feet to the **POINT OF BEGINNING** being in the new easterly right of way line of State Highway 114 and being the northeasterly property corner of said Ben D. Parks and T.C. Massey tract of land and also being in the westerly line of said 316.294 acre tract of land;

**THENCE** North 89 deg. 45 min. 23 sec. West departing said new easterly right of way line for a distance of 37.69 feet to a point in the existing easterly right of way line of State Highway 114;

**THENCE** along the existing easterly right of way line of State Highway 114 as follows:

North 36 deg. 32 min. 15 sec. West for a distance of 227.75 feet;

North 53 deg. 30 min. 14 sec. East for a distance of 6.01 feet;

North 36 deg. 32 min. 15 sec. West for a distance of 460.22 feet;

North 32 deg. 32 min. 15 sec. West for a distance of 132.10 feet;

North 18 deg. 59 min. 30 sec. West for a distance of 2.60 feet to a point in the new easterly right of way line of State Highway 114;

**THENCE** along the new easterly right of way line of State Highway 114 as follows:

South 36 deg. 32 min. 15 sec. East for a distance of 702.91 feet;

South 42 deg. 14 min. 34 sec. East for a distance of 142.59 feet to the **POINT OF BEGINNING** and containing an area of 0.229 of an acre of land, more or less.

TRACT 11, Part 2 - 5.279 Acres J.B. Martin Survey, A-1134.

**COMMENCING** at a 5/8 inch iron rod with cap stamped "Carter & Burgess" found in the northerly right of way line of existing Dove Road also being an angle point in the southerly property line of said 316.294 acre tract of land;

**THENCE** North 89 deg. 40 min. 14 sec. West along the existing northerly right of way line of Dove Road for a distance of 403.49 feet to the **POINT OF BEGINNING** at the intersection of the new northerly right of way line of Dove Road;

**THENCE** North 89 deg. 40 min. 14 sec. West continuing along the existing northerly right of way line of Dove Road for a distance of 717.84 feet to a point in the northeasterly cutback corner of existing Dove Road and existing State Highway 114;

**THENCE** North 54 deg. 38 min. 44 sec. West along said cut back for a distance of 122.62 feet to a point in the existing easterly right of way line of State Highway 114;

**THENCE** along the existing easterly right of way line of State Highway 114 as follows:

North 19 deg. 25 min. 39 sec. West for a distance of 860.32 feet;

In a northwesterly direction along a curve to the left having a radius of 2401.83 feet, a central angle of 17 deg. 05 min. 56 sec., an arc distance of 716.79 feet and a chord which bears, North 28 deg. 00 min. 40 sec. West for a distance of 714.13 feet;

North 36 deg. 32 min. 15 sec. West for a distance of 1384.00 feet to a point in the most southerly property corner of that certain tract of land conveyed to Ben D. Parks and T.C. Massey as recorded in Volume 5523, Page 786, Deed Records of Tarrant County, Texas;

**THENCE** North 00 deg. 13 min. 06 min. West departing the existing easterly right of way line of State Highway 114 for a distance of 50.97 feet to a point in the new easterly right of way line of State Highway 114 being the northeasterly property corner of said Ben D. Parks and T.C. Massey tract of land and also being in the westerly line of said 316.294 acre tract of land;

**THENCE** along the new easterly right of way line of State Highway 114 as follows:

South 42 deg. 14 min. 34 sec. East for a distance of 58.59 feet;

South 36 deg. 32 min. 15 sec. East for a distance of 199.81 feet;

South 32 deg. 14 min. 54 sec. East for a distance of 200.56 feet;

South 36 deg. 32 min. 15 sec. East for a distance of 500.00 feet;

South 47 deg. 50 min. 51 sec. East for a distance of 101.98 feet;

South 36 deg. 32 min. 15 sec. East for a distance of 355.75 feet;

South 31 deg. 57 min. 43 sec. East for a distance of 741.43 feet;

South 23 deg. 48 min. 13 sec. East for a distance of 912.93 feet to a point in the new northerly right of way line of Dove Road;

**THENCE** along the new northerly right of way line of Dove Road as follows;

South 89 deg. 24 min. 34 sec. East for a distance of 153.00 feet;

South 78 deg. 05 min. 58 sec. East for a distance of 254.95 feet;

South 89 deg. 24 min. 34 sec. East for a distance of 250.00 feet;

South 00 deg. 35 min. 27 sec. West for a distance of 2928 feet to the POINT OF BEGINNING and containing an area of 5.279 acres of land, more or less. End of Tract 11

**TRACT 12 (4.452 acres):**

Being a 4.452 acre tract of land situated in the J.B. Martin Survey, Abstract 1134, Tarrant County, Texas and being out of and a portion of those certain tracts of land conveyed by deeds to International Business Machines Corporations as follows: a 3.041 acre tract as recorded in Volume 8775, Page 1863; a 682 acre tract, known as Tract One as recorded In Volume 7422, Page 2157; a 3.00 acre tract as recorded in Volume 8792, Page 1298; a 1.000 acre tract as recorded in Volume 8094, Page 1911; 4.006 acre tract as recorded in Volume 7402, Page 1150; a 7.361 acre tract as recorded in Volume 8153, Page 481; and a 17.641 acre tract as recorded in Volume 10131, Page 100, all in Deed Records of Tarrant County, Texas; said 4.452 acres of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found being an angle point in the southerly property line of Lot 1, Block 2, Westlake/Southlake Park Addition No.1, a subdivision as recorded in Volume 388/214 Pages 78 and 79, Plat Records of Tarrant County, Texas and also being the northwesterly property corner of that certain 3.041 acre tract of land conveyed to International Business Machines Corporation by deed as recorded in Volume 8775, Page 1863, Deed Records of Tarrant County, Texas;

**THENCE** South 88 deg. 29 min. 40 sec. East along the common property line of said Lot 1 and 3.041 acre tract of land for a distance of 881.10 feet to the POINT OF BEGINNING being in the new westerly right of way line of State Highway 114;

**THENCE** South 88 deg. 29 min. 40 sec. East departing said new westerly right of way line and continuing along said common property line for a distance of 26.65 feet to a point in the existing westerly right of way line of State Highway 114;

**THENCE** along the existing westerly right of way line of State Highway 114 as follows:

South 36 deg. 32 min. 15 sec. East for a distance of 888.41 feet;

In a southeasterly direction following a curve to the right having a radius of 2181.83 feet, a central angle of 17 deg. 05 min. 52 sec., an arc length of 651.09 feet and a chord which bears, South 28 deg. 00 min. 50 sec. East, a distance of 648.68 feet;

South 19 deg. 25 min. 39 sec. East for a distance of 782.50 feet to the northwesterly cut-back corner of existing State Highway 114 and existing Dove Road;

**THENCE** South 35 deg. 35 min. 21 sec. West along said cut buck for a distance of 86.02 feet to a point in the existing northerly right of way line of Dove Road also being in the southerly property line of said 7.361 acre tract of land;

**THENCE** North 89 deg. 25 min. 44 sec. West along the existing northerly right of way line of Dove Road for a distance of 360.78 feet to a point in the new northerly right of way line of Dove Road;

**THENCE** along the new northerly right of way line of Dove Road as follows:

North 02 deg. 35 min. 55 sec. West for a distance of 35.47 feet;

South 89 deg. 24 min. 34 sec. East for a distance of 177.55 feet to a point in the new northwesterly cut back of Dove Road and State Highway 114;

**THENCE** North 37 deg. 35 min. 34 sec East along said cut back for a distance of 75.32 feet to a point in the new westerly right of way line of State Highway 114;

**THENCE** along the new westerly right of way line State Highway 114 as follows:

North 12 deg. 31 min. 39 sec. West for a distance of 244.91 feet;

North 14 deg. 57 min. 00 sec. West for a distance of 488.29 feet;

North 19 deg. 01 min. 57 sec. West for a distance of 376.33 feet;

In a northwesterly direction following a curve to the left having a radius of 3568.68 feet, a central angle of 03 deg. 31 min. 10 sec., an arc length of 219.20 feet and a chord which bears, North 27 deg. 10 min. 32 sec. West, a distance of 219.17 feet;

North 36 deg. 32 min. 15 sec. West for a distance of 369.30 feet;

North 16 deg. 09 min. 40 sec. West for a distance of 37.34 feet;

North 36 deg. 32 min. 15 sec. West for a distance of 502.88 feet to the **POINT OF BEGINNING**, and containing an area of 4.452 acre's of land, more or less.



RANGE RESOURCES CORP  
100 THROCKMORTON ST STE 1200

FT WORTH TX 76102

Submitter: RANGE RESOURCE CORP

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SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 12/02/2008 11:00 AM  
Instrument #: D208441805  
LSE 23 PGS \$100.00

By: \_\_\_\_\_



**D208441805**

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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